

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 Dorchester Avenue, Montrose Vic 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Montrose

Period - From

01/10/2023

to

31/12/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	978 Mount Dandenong Tourist Rd MONTROSE 3765	\$720,000	29/09/2023
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/03/2024 10:35

23 Dorchester Avenue, Montrose Vic 3765

**Jellis
Craig**

Alan Hodges

9870 6211

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Indicative Selling Price

\$650,000 - \$715,000

Median House Price

December quarter 2023: \$940,000



 3  1  1

Property Type: House

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



978 Mount Dandenong Tourist Rd MONTROSE 3765 (REI) Agent Comments

 3  1  5

Price: \$720,000

Method: Private Sale

Date: 29/09/2023

Property Type: House

Land Size: 833 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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